140.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	619,700 / 619,700
					USE VALUE:	619,700 / 619,700
					ASSESSED:	619,700 / 619,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONSILVIO JEAN
Owner 2:	
Owner 3:	
Street 1:	49 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONSILVIO JEAN -
Owner 2:	-
Street 1:	49 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Asbestos Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3874.000	243,700	600	375,400	619,700
Total Card	0.089	243,700	600	375,400	619,700
Total Parcel	0.089	243,700	600	375,400	619,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.88 | /Parcel: 489.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89987

GIS Ref

GIS Ref

Insp Date 12/01/17

!10821!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,700	600	3,874.	375,400	619,700		Year end	12/23/2021
2021	101	FV	237,000	600	3,874.	375,400	613,000		Year End Roll	12/10/2020
2020	101	FV	237,300	600	3,874.	375,400	613,300	613,300	Year End Roll	12/18/2019
2019	101	FV	202,200	600	3,874.	375,400	578,200	578,200	Year End Roll	1/3/2019
2018	101	FV	200,200	0	3,874.	332,500	532,700	532,700	Year End Roll	12/20/2017
2017	101	FV	200,200	0	3,874.	278,800	479,000	479,000	Year End Roll	1/3/2017
2016	101	FV	200,200	0	3,874.	278,800	479,000	479,000	Year End	1/4/2016
2015	101	FV	189,400	0	3,874.	241,300	430,700	430,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:24:45

LAST REV

Date	Time
03/22/18	13:08:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10821

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORR ROBERT	1221-24		5/5/2000		210,000	No	No		
YOUNG STEVE/ETA	1148-42		11/7/1995		164,500	No	No		Y

USER DEFINED

Prior Id # 1:	89987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2000	799	Redo Bat	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Measured	345	PATRIOT
2/2/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/22/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3874		Sq. Ft.	Site		0	70.	1.38	8									375,354						375,400	

Total AC/HA:	0.08893	Total SF/SM:	3874	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	375,354	Spl Credit		Total:	375,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	169.675
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331092
Depreciation:	87408
Depreciated Total:	243684

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

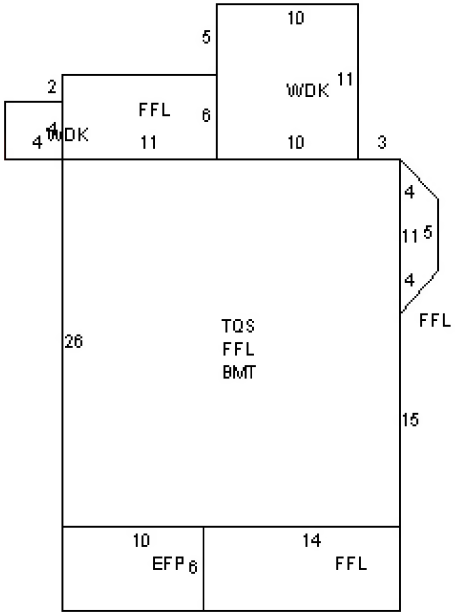
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.68
Special Features:	0	Val/Su Net:	117.45
Final Total:	243700	Val/Su SzAd	192.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	797	169.680	135,231
BMT	Basement	624	50.900	31,763
TQS	3/4 Story	468	169.680	79,408
WDK	Deck	126	12.970	1,635
EFP	Enclos Porch	60	67.590	4,055

Net Sketched Area:	2,075	Total:	252,092
Size Ad	1265	Gross Area	2231	FinArea	1265
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	4X4	A	AV	2000	0.00	T	15.2	101						
19	Patio	D	Y	1	10X12	A	AV	2016	5.38	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600